

# **Board of County Commissioners**

## **Division of Planning & Development**

### **Development Review**

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## **Development Review Committee Meeting** **June 13, 2005**

### **Members Present-**

Robbie Rogers-Chairperson/Director, Aimee Webb-Development Coordinator, Skip Lukert-Building Official, Barry Ginn-Ginn Engineering, Terry Neal-Attorney, Brad Burris-Fire Services, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Kenny Wilson-Public Works, and Alysia Akins-Secretary.

The meeting convened at 2:03 P.M.

### **Approval of Minutes-**

Mrs. Webb made a motion to approve the minutes from June 6, 2005. Mr. Lukert seconded the motion and the motion carried.

Rolland Shrewsbury, Environmental Health, arrived at 2:05 PM.

### **OLD BUSINESS-**

#### **Pinhook Investments/Dollar General Store – Major Development – Preliminary Review**

Angie Cruz, RW Meissner and Associates, Inc., Robert Wilson and Mr. Elliott, Pinhook Investments, were present and requesting preliminary approval to construct an 8,555 square foot building for the use as a Dollar General Store. Staff comments were discussed and included the following items: parking area variance, sign setbacks, and septic system location. Engineering comments were discussed and included the following items: topographical contours, proposed stop bar, and driveway cross-section.

Mrs. Webb made a motion to approve the preliminary plans and variance request, subject to revised plans being submitted addressing all comments. Mrs. Keenum seconded the motion and the motion carried.

Mr. Elliott stated he had been informed by a previously employed staff member there were no impact fees involved with this project, but now he was being told there was. Mrs. Rogers informed the applicants they could provide their own traffic study information to try and dispute the County's impact fee rate requirements. Mrs. Rogers explained the traffic study process and how the rates were determined. Square footage calculations, proposed project costs, impact fee districts, road improvements, and traffic generation were discussed. The applicants were informed building permits could be applied for after engineering approval and building plans could be submitted at any time for pre-review. Impact fees are due and payable with the building permit fees when building permits are picked up. Driveway permits were discussed.

**Sumter Electric Substation Expansion – Major Development - Conceptual Plan Review**

Perry Owens and John McMurray, SECO, were present and requesting conceptual approval to expand an existing substation. There were no comments from staff or the engineer. Revised plans addressing all comments have been submitted.

Mrs. Webb moved to recommend approval of the conceptual plans to the Zoning and Adjustment Board. Mrs. Howard seconded the motion and the motion carried.

**NEW BUSINESS-**

**Anderson Columbia Co. Inc. – Major Development – Preliminary and Engineering Plan Review**

Richard Partika, Anderson Columbia Co. Inc., and Mike Springstead, Springstead Engineering, Inc., were present and requesting preliminary and engineering plan approval for a concrete batch plant, office, and control room. Staff and engineering comments will be addressed on revised plans. Handicap sign issues will be addressed. Engineering fees need to be paid. All road issues have been resolved. Phase I of the project is under completion. Pavement details and drainage were discussed, along with sewage/water system issues.

Mrs. Webb moved to approve the preliminary and engineering plans, subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion and the motion carried.

**Discussion of Shared Driveway Detail -**

The Committee recommended adding a note to the detail requiring all addresses be posted on each side of the driveways as opposed to in between the driveways.

Mr. Wilson moved to approve the proposed driveway detail with the recommended note being added. Mrs. Webb seconded the motion and the motion carried.

The next meeting is scheduled for June 20, 2005.

Mrs. Webb moved to adjourn. Mrs. Keenum seconded the motion and the motion carried. Meeting adjourned at 2:33 PM.